



**Long Carrant Park Cheltenham Road, Ashton-Under-Hill
Evesham WR11 7QP**

welcome to

Long Carrant Park Cheltenham Road, Ashton-Under-Hill Evesham

WOW COME AND TAKE A LOOK. VENDOR WILL PAY 12 MONTHS GROUND RENT SITE FEES. !!! This well presented park home is for OVER 50'S , PET FRIENDLY. Perfect for people looking to downsize in SEMI RURAL location. Having breath taking country views to sit and look at with a wrap around garden and PARKING





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

Via obscure double glazed feature door to accommodation.

Hall

Two obscure double-glazed panel to front, central heating radiator, coving, inset lights and door to built in storage cupboard. Door to:

Kitchen Dining

IRREGULAR SHAPED ROOM (not measured, please ensure it meets your requirements): Double glazed window to rear and front. Coving, inset spot lighting. A range of beautiful extensive modern fitted wall and base units, with lovely resin work surface over. Fitted inset sink with combined drainer into worktop to side with mixer tap. Fitted oven at a manageable height. Hob and Extractor Over. Fitted pull out Bin storage. Space for dishwasher and washing machine and fridge freezer and fridge. Breakfast bar centre island. door to built in storage cupboard providing access to LPG boiler and double-glazed door to the inner hall. Space for separate dining Table.

Internal Rear Porch

Coving, inset lights and double-glazed door to rear garden.

Study

7' Max x 6' 9" max (2.13m Max x 2.06m max)
Double glazed window to front and central heating radiator.

Lounge

19' 4" max x 12' 5" max (5.89m max x 3.78m max)
Double glazed window to front, two double glazed bow windows to side and double-glazed doors to rear providing access to the garden, inset spotlights, coving and three central heating radiators.

Inner Hall

Central heating radiator, roof access, coving, inset lights and door to walk in storage cupboard. Doors off to:

Bedroom

11' 4" max narrowing to x 9' 9" max (3.45m max narrowing to x 2.97m)
Double glazed window to rear with integrated blinds, central heating radiator, fitted wardrobes and walk in dressing area with hanging rails.

Dressing Area

6' 10" x 4' (2.08m x 1.22m)
Hanging rails for storage.

Ensuite

Obscure double-glazed window to front, corner shower tray with screen, wall mount shower with door and feature splash walls, close coupled toilet, vanity sink with mixer tap, heated towel rail, tiled walls with decorative border and feature flooring.

Bedroom

9' 5" max x 8' 8" max (2.87m max x 2.64m max)
Double glazed window to front with integral blinds, fitted wardrobes with overhead cabinets and central heating radiator.

Bathroom

Obscure double-glazed window to rear, white suite, panelled bath with shower mixer tap. Vanity sink with mixer tap. Close coupled toilet. Tiled walls with decorative border.

Garden

A delightful, well-maintained garden, paving, flower beds of plants, shrubs and trees with fencing and hedging surrounding and access to the summer house. The garden wraps around the property complimenting the surrounds views it enjoys.

Summer House

Double glazed doors to front, double glazed windows to front and both sides, lighting and electricity inside.

Parking

The plot has Two parking spaces.

Agents Note

Vendor advises all windows were replaced with A rating double glazing. New lounge carpets and kitchen and dining area flooring.

Agents Note

Agents Note: There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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welcome to

Long Carrant Park Cheltenham Road, Ashton-Under-Hill Evesham

- OVER 50'S / PET FRIENDLY / COMPETITIVE SITE FEES
- ALL YEAR ROUND STAY
- LOUNGE and KITCHEN-DINER
- TWO BEDROOMS
- BATHROOM & ENSUITE

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDC109935 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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